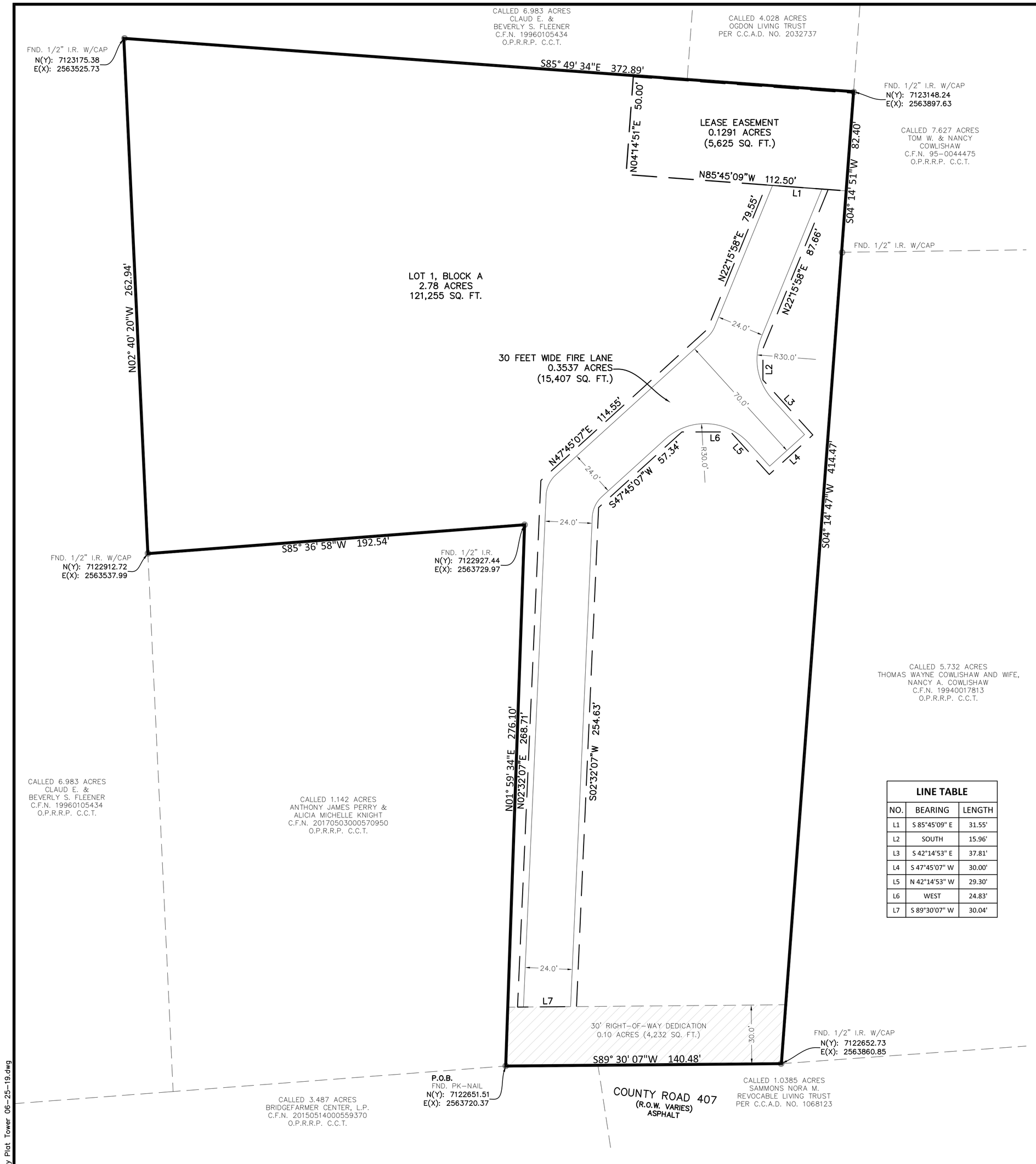

LINE TABLE		
NO.	BEARING	LENGTH
L1	S 85°45'09" E	31.55'
L2	SOUTH	15.96'
L3	S 42°14'53" E	37.81'
L4	S 47°45'07" W	30.00'
L5	N 42°14'53" W	29.30'
L6	WEST	24.83'
L7	S 89°30'07" W	30.04'

LEGEND / ABBREVIATIONS

A	ABSTRACT
C.F.N.	CLERK'S FILE NUMBER
C.C.A.D.	COLLIN COUNTY APPRAISAL DISTRICT
FND.	FOUND
I.R.	IRON ROD
O.P.R.R.P.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
C.C.T.	COLLIN COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
R.O.W.	RIGHT OF WAY
PROPERTY MARKER	O

NOTES:

1. FLOOD STATEMENT: According to Community Panel No. 48085C0285J dated June 02, 2009 of the Federal Emergency Management Agency, National Flood Insurance Program map a portion of this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not withing an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This statement shall not create liability on the part of the Surveyor.

2. Basis of Bearings: Texas State Plance Coordinate System, North Central Zone, North American Datum 1983 (NAD83).

3. All proposed lots situated entirely outside the city's corporate limits and within the city's extraterritorial jurisdiction comply with the requirements of the subdivision ordinance..

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, JAY DEAN CANINE, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon were property placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of McKinney, Collin County, Texas

Witness my hand at Houston, Texas, this the ____ day of April, 2019.

_____
Jay Dean Canine
Registered Professional Land Surveyor No. 4345
Landpoint
525 Sawdust Road, Ste. 200
The Woodlands, Texas 77380

COUNTY OF MONTGOMERY §
STATE OF TEXAS §

BEFORE ME, the undersigned authority, on this day personally appeared JAY DEAN CANINE, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the __ day of April, 2019.

_____
NOTARY PUBLIC AND FOR THE STATE OF TEXAS

PRELIMINARY-FINAL PLAT
FOR REVIEW PURPOSES ONLY

OWNER'S CERTIFICATION

COUNTY OF COLLIN §
STATE OF TEXAS §

WHEREAS, Jesse and Nicole OQUIST, are the owners of a 2.88 acre tract situated in the Hardin J. Chenaweth Survey, Abstract No. 157, City of McKinney, Collin County, Texas, and being all of a called 2.88 acre tract of land conveyed to Jesse and Nicole Oquist, under County Clerk's File No. 20150150930760O

Being a 2.8808 acres (125,487 square feet) of land situated in the Hardin J. Chenaweth Survey, A-157 of Collin County, Texas being all of a called 2.88 acre tract of land as described in an instrument to Jesse & Nicole Oquist, recorded under Clerk's File Number 20150150013076O0 of the Official Public Records of Real Property of Collin County, Texas (O.P.R.R.P. C.C.T.), said 2.8808 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a PK-Nail found for the southerly southwest corner of said 2.88 acre tract, same being the southeast corner of a called 1.142 acre tract of land as described in an instrument to Anthony James Perry & Alicia Michelle Knight, recorded under C.F.N. 20170503000570950 of the O.P.R.R.P. C.C.T., lying in the north line of a called 3.487 acre tract of land as described in an instrument to Bridgefarmer Center, L.P., recorded under 20150514000559370 of the O.P.R.R.P. C.C.T. and in the right-of-way of County Road 407 (right-of-way varies);

THENCE North 01°59'34" East, along and with the common line of said 2.88 and said 1.142-acre a distance of 276.10 feet to a 1/2-inch iron rod found, for an interior point of the herein described tract;

THENCE South 85°36'58" West, continuing along the common line of said 2.88 and 1.142 acres a distance of 192.54 feet to a 1/2-inch iron rod found, being in the east line of a called 6.983-acre tract conveyed to Claud E. and Beverly S. Fleener, recorded under Clerk's File No. 19960105434 O.P.R.R.P. C.C.T., and being the westerly southwest corner of the herein described tract;

THENCE North 02°40'20" West, along the common line of said 2.88 and 6.983 acre tract a distance of 262.94 feet to a 1/2-inch iron rod found, being an interior point along the east line of the said 6.983 acre tract and northwest corner of the herein described tract;

THENCE South 85°49'34" East, along a south line of said 6.983 acres and a called 4.028 acre tract of land conveyed to Ogdon Living Trust per County Clerk's Appraisal District No. 2032737 (deed non retrievable), common with the north line of the said 2.88 acre tract, a distance of 372.89 feet to a 1/2-inch found iron rod, in the west line of a called 7.627 acre tract conveyed to Tom W. and Nancy Cowlishaw recorded under Clerk's File No. 95-0044475 O.P.R.R.P. C.C.T., being the southeast corner of said Odgon tract, and northeast corner of the herein described tract;

THENCE South 04°14'51" West, along the west line of said 7.627 acre tract, common with the east line of the said 2.88 acre tract a distance of 82.40 feet to a 1/2-inch iron rod found, for an angle point in the east line of the herein described tract;

THENCE South 04°14'47" West, along the west line of a called 5.732 acre tract conveyed to Michael C. Barrett, recorded under Clerk's File No. 19940017813 O.P.R.R.P. C.C.T., common with the east line of the herein described tract a distance of 414.47 feet to a 1/2-inch iron rod found, being the southwest corner of the said 5.732 acre tract, and being in the north line of a called 1.0385 acre tract conveyed to Sammons Nora M. Revocable Living Trust per County Clerk's Appraisal District No. 1068123 (deed non retrievable) and southeast corner of the herein described tract;

THENCE South 89°30'07" West, along the north line of said Sammons tract and north line of the aformentioned 3.487-acre tract same being the south line of said 2.88 acres a distance of 140.48 feet to the POINT OF BEGINNING and containing a computed 2.8808 acres (125,487 square feet) of land.

VICINITY MAP
N.T.S.

GRAPHIC SCALE
30 0 30 60
(IN FEET)
1 inch = 30 ft.

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT WE, Jesse and Nicole OQUIST, do hereby adopt the plat designating the hereon described property as OQUIST ADDITION, an addition to Collin County, Texas and do hereby dedicated to the public use forever, their streets, alleys and public use areas shown hereon, the easements, as shown, for mutual use and accommodation of the City of McKinney and all public utilities desiring to use or using same. All and any public utility and the City of McKinney shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees or other improvements or growths, which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on said Easements, and the City of McKinney and all public utilities constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems, without the necessity, at anytime, of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

WITNESS MY HAND at McKinney, Texas, this _____ day of _____, 2019.

_____
JESSE OQUIST, Owner

_____
NICOLE OQUIST, Owner

COUNTY OF COLLIN §
STATE OF TEXAS §

BEFORE ME, the undersigned authority, on this day personally appeared JESSE OQUIST AND NICOLE OQUIST, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the __ day of April, 2019.

_____
NOTARY PUBLIC AND FOR THE STATE OF TEXAS

PRELIMINARY FINAL PLAT OF
OQUIST ADDITION

2.88 ACRES
(125,487 SQUARE FEET)
LOCATED IN THE
HARDIN J. CHENAWETH SURVEY, A-157
CITY OF McKINNEY
COLLIN COUNTY, TEXAS

LOT 1, BLOCK A

OWNER:
JESSE AND NICOLE OQUIST
2918 COUNTY ROAD 407
McKinney, Texas 75069

SURVEYOR:
LANDPOINT
525 SAWDUST ROAD, SUITE 200
THE WOODLANDS, TEXAS 77380
(281)465-8730
WWW.lanpoint.net
TBPLS REG NO. 10194172

SHEET 1 OF 1

H:\2019 Download\19-0504\DWG\19-0504_McKinney Plot Tower 06-25-19.dwg